

# **Board of Building Standards Minutes**

**July 6, 2005**

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, July 6, 2005 in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members Present: Paige Gollihar, Chairman  
Perry Haynes  
Don Faulkner  
Betty Bradley  
Larry Holmes  
Mike McLean  
Dee Ann Yeilding

Visitors: Gerald Beasley  
Janis Altom  
Tony Ortiz  
Dan Flatt  
George Allsup  
Bert Stewart  
Gloria Trujillo  
Marilu Corpian  
Anaclato Lopez

Staff Present: Thaddeus Iwuji, Legal Department  
Jerry Prince, Code Enforcement  
David Sartor, Building Official  
Van Watson, Assistant Building Official  
Cassie Hughes City Staff  
Alice Adams, Recording Secretary

1. The meeting was called to order by Paige Gollihar, Chairman, at approximately 8:15 a.m.
2. The next order of business was the review and approval of the minutes of the June 1, 2005 meeting. Don Faulkner made a motion to approve the minutes. Said motion was seconded by Larry Holmes, and unanimously passed.

Paige Gollihar, Chairman, then read the statement of policy for the record, "In all cases, except where specifically stated otherwise, and except in cases where demolition is ordered, building must be secured and the lot cleaned and mowed by the owner within 10 days of receipt of notice of this hearing. If this is not done, the City will do so and bill the owner."

## 3. CASES FOR REHABILITATION OR DEMOLITION:

Case No.	Address & Description	Owner	Board Action
<b>99-097</b>	<b>1133/1135 S. 4<sup>th</sup> St.</b> Lot 2, Blk. 53, O.T. Abilene, TIF#1, Abilene, Taylor Co., TX	Isabel Salazar 317 Nolan Tye, TX 79563	Granted 180 days to repair
Mr. Prince advised that this property had been near completion, when there was a fire caused by arson. He said the owner has been making good progress on the repairs and is requesting 180 days to complete repairs. After discussion, Betty Bradley made a motion to grant the owner 180 days to complete repairs and have the repairs inspected by the City. Said motion was seconded by Larry Holmes, and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
<b>02-063</b>	<b>1232 N. Treadaway</b> 2, 199, S/2 3-2, OT TW Daugherty Addn., Abilene, Taylor Co., Texas	Daniel & Debbie Flatt 3301 E. Lake Rd. Abilene, TX 79601	Granted 60 days to repair
Mr. Prince said there has been no repairs made to this property. He said there was rotted wood on the exterior and the roof is leaking and has fallen in on one or more of the rooms. He said the owner is requesting a 60 day extension. Dan Flatt, the owner of the property, addressed the Board, asking for a 60 day extension. He said he is waiting for another house he owns to sell so he can get the funds to complete this one. He said he is keeping the yard clean and mowed. After discussion, Larry Holmes made a motion, which was seconded by Mike McLean, to grant the owners a 60 day extension to complete repairs and have the repairs inspected by the City. Said motion unanimously passed.			

Case No.	Address & Description	Owner	Board Action
<b>02-065</b>	<b>1234 N. Treadaway</b> 1, 199, S/2 #-2, OT TW Daugherty Addn., Abilene, Taylor Co., Texas	Daniel & Debbie Flatt 3301 E. Lake Rd. Abilene, TX 79601	Granted 90 days to repair
Mr. Prince said that no repairs have been made to this property since the last time this case was before the Board. He said that prior to the last Board hearing on this matter, some weatherization, electrical, and plumbing upgrades had been started. He said that a metal roof had been put on the house, but portions of it were blowing off. The Building Inspection Division advised that the City Code will not allow a metal roof over cedar shakes. Dan Flatt then addressed the Board, stating he is checking into the roof regulations regarding metal roofs, and is requesting the manufacturer provide him with some documentation stating the metal roof can go over cedar shakes. He stated he would like a 90 day extension to complete repairs. David Sartor, Building Official, addressed the Board, stating that the Abilene Code is very specific about not allowing metal roofs over cedar shakes, and even with the letter from the manufacturer, it would be doubtful this roof would pass inspection. After discussion, Betty Bradley made a motion to grant the owner a 90 day extension to complete repairs and have the repairs inspected by the City. Said motion was seconded by Don Faulkner and passed, with Paige Gollihar opposing.			

Board of Building Standards

Minutes July 6, 2005

Page 3

Case No.	Address & Description	Owner	Board Action
<b>02-067</b>	<b>1117 N. 15<sup>th</sup> St.</b> (AKA 1133 & 1149 N 15 <sup>th</sup> ) N1, 100 F, W213', 202, 2 E 2/3, OT Abilene Taylor Co., TX	GA Rentals, Inc. 1517 Wishbone Dr. Abilene, TX 79603-4036	Granted total of 120 days to repair in the following stages: 30days to complete repairs to structure at 1133 N. 15 <sup>th</sup> ; then additional 30 days to complete weatherization on 1149 N. 15 <sup>th</sup> , then additional 60 days to complete all repairs on 1149 N. 15th. If at any stage the required repairs are not completed in this time frame, the case will come back before the Board.

Mr. Prince advised the Board that more than one structure existed on this lot, and each was assigned a different address so mail could be delivered. He said the structure at 1133 N. 15<sup>th</sup> is a duplex, has new exterior siding, a new roof, and new electrical meter boxes. He said there was still some weatherization that needed to be completed, but the owner was making progress on repairs. Mr. Prince went on to say that the property at 1149 N. 15<sup>th</sup> needs lots of repairs. He said it needs a new roof, repairs to the plumbing and electrical and some exterior repairs. He said the owner is requesting 120 days to complete repairs on both structures. George Allsup, owner of the property, addressed the Board, advising he acquired this property as a project after he retired. He stated he had some medical problems after that and had been unable to complete repairs. He is requesting 120 days to repair both structures. Janis Altom, who lives across the street from this property, addressed the Board members stating that she has looked at this property every day for a number of years, and wondered what the process was on condemned houses. She stated she is glad to see the property repaired, rather than torn down. After discussion among the Board members, Larry Holmes made a motion to grant 30 days to complete repairs to the structure at 1133 N. 15<sup>th</sup>, with the condition that if this is completed in 30 days, then owner is granted an additional 30 days to complete the weatherization on the structure at 1149 N. 15<sup>th</sup>, with the condition that if this is completed in that time frame, the owner is granted an addition 60 days to complete all repairs and have the repairs inspected by the City. If at any stage the required repairs are not completed in the time frame provided above, the case will come back before the Board. Said motion was seconded by Mike McLean and unanimously passed.

Case No.	Address & Description	Owner	Board Action
<b>03-015</b>	<b>2034 N. 18<sup>th</sup> St.</b> Lot 6, Susie Pace Addn., Abilene, Taylor Co., TX	A&M Investments 1250 N.E. Loop 410, Ste. 400 San Antonio, TX 78209- 1554	Granted 180 days to repair, with condition the roof repairs are completed in the first 21 days and the exterior weatherization is completed within the next 30 days. If this is done, the owner will have a total of 180 days to complete all repairs.

No repairs have been made to this property since the last time it came before the Board. A&M Investments recently foreclosed on the property when the owner walked away from the property without making any repairs. Mr. Prince advised the Board that A&M has a local representative, Bert Stewart, who will be responsible to over-see the repairs. Mr. Prince said the roof is leaking and the interior is in very bad condition. There are exterior buildings that need to be demolished. He said repairs need to be made to the electrical and plumbing systems. He advised that the owner is requesting a 180 day extension to complete repairs. Bert Stewart then addressed the Board members, advising them they have received bids for the various repairs and are waiting the Board's decision regarding this property. After discussion, Don Faulkner made a motion to grant the owner a 180 day extension, with the condition that the roof is completed in the first 21 days, and the exterior repairs are completed in the next 30 days. If this is done, the owner will have a total of 180 days to complete all repairs and have the repairs inspected by the City. Mike McLean seconded the motion, and the motion unanimously passed.

## Board of Building Standards

Minutes July 6, 2005

Page 4

Case No.	Address & Description	Owner	Board Action
<b>03-025</b>	<b>2060 Anson Ave.</b> Blk. 26, Lot W50', E153' S170', N. Park Addn., of Killiam, Abilene, Taylor Co., Texas	Danny Lynn Cooper 1957 Jameson St. Abilene, TX 79603	Granted a total of 180 days, conditioned on the exterior weatherization being done in the first 30 days and the plumbing & electrical rough-in inspections done in the next 60 days. If these repairs are completed in this time frame, the owner is granted the additional 90 days to complete repairs. If any of the repairs are not completed in this time frame, the case will come back to the Board.
Mr. Prince advised the Board that the owner has been working on putting up siding, but nothing has been done to the interior. He said the owner was requesting 180 days to complete repairs. After discussion, Betty Bradley made a motion to grant the owner 30 days to complete the exterior repairs, if this is done the owner will be granted an additional 60 days to get the rough-in inspections on the plumbing and electrical systems, and if this is done, the owner will be granted an additional 90 days to complete all repairs and have the repairs inspected by the City. If any of the repairs are not completed in this time frame, the case will come back before the Board. Said motion was seconded by Don Faulkner and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
<b>03-031</b>	<b>1456 Beechwood</b> Blk. 17, Lot 22, Green Acres Addn., Sec. 1, Abilene, Taylor Co., TX	Gerald & Sandra Beasley 3026 Broken Bough Abilene, TX 79606	Granted 30 days to repair
Mr. Prince advised the Board that there were still minor roof repairs to be made and some interior repairs. He said the owner was requesting a 30 day extension to complete repairs. Gerald Beasley, the owner of the property, addressed the Board, stating he felt he could complete repairs in 30 days. After discussion, Larry Holmes made a motion, which was seconded by Perry Haynes, to grant the owner 30 days to complete repairs and have the repairs inspected by the City. Said motion unanimously passed.			

Case No.	Address & Description	Owner	Board Action
<b>03-041</b>	<b>2925 Beech</b> TR Rhodes of Blk. 15 of N. Park Addn., Blk. C, Lot 15, Outlot #1, Abilene, Taylor Co., TX	Elizabeth Torres 2909 Beech Abilene, TX 79601-1430	Granted 160 days to repair, with the condition the roof repairs are to be completed in the first 30 days and the exterior weatherization repairs to be completed in the next 60 days, and all repairs to be completed at the end of the 160 day extension.
Mr. Prince said no noticeable repairs have been made. He said there were open exterior walls, the structure is unsecured and the electrical system needs to be repaired. He also stated there is trash and debris on the lot and the owner is requesting 160 days to complete repairs. After discussion, Betty Bradley made a motion to grant the owner 160 days to repair, with the condition the roof repairs are to be completed in the first 30 days and the exterior weatherization repairs to be completed in the next 60 days, and all repairs to be completed at the end of the 160 day extension. Said motion was seconded by Don Faulkner and unanimously passed.			

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Board of Building Standards

Minutes July 6, 2005

Page 5

Case No.	Address & Description	Owner	Board Action
<b>03-045</b>	<b>1901 Victoria</b> Blk. 56, Lot 7, College Heights Addn., Abilene, Taylor Co., TX	Gloria Trujillo 1918 Victoria Abilene, TX 79603	Granted 180 days to repair
Mr. Prince advised that numerous repairs have been made, and a final inspection has been done on the electrical system. He said the owner is requesting 180 days to complete repairs. Gloria Trujillo, owner of this property, addressed the Board members, advising them she would need 180 days to complete repairs. She said her husband just had the weekends and a few hours after work during the week to work on this. After some discussion, Larry Holmes made a motion to grant the owner 180 days to complete repairs and have the repairs inspected by the City. The motion was seconded by Mike McLean, and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
<b>03-071</b>	<b>5426 Capitol</b> Blk. F, Lot 61, Holiday Hills Rep. Sec. 1, Abilene, Taylor Co., Texas	Anacleto Lopez 2780 Victoria Abilene, TX 79603	Granted 45 days to repair
Mr. Prince said that repairs were progressing on this property. He said that no Extension Request had been turned in, but the owner was requesting 45 days to complete repairs. Anacleto Lopez, the owner of the property, addressed the Board and told them he thought he could complete repairs in 45 days. Perry Haynes made a motion, which was seconded by Larry Holmes, to grant the owner 45 days to complete repairs and have the repairs inspected by the City. The motion unanimously passed.			

Case No.	Address & Description	Owner	Board Action
<b>04-002</b>	<b>1034 Plum</b> Lt. 5, 2000, Gilmacher Addition, 2-6, OT Abilene, Taylor County, Texas	Gary Lee & Marilu Corpian 410 Victoria Abilene, TX 79603-7436	Granted 180 day extension, with the condition that a Plan of Action is provided to the City within 30 days and the exterior repairs are completed by the end of Oct. 2005.
Mr. Prince informed the Board that this property was condemned due to a complaint by the Abilene Police Department. The interior of the structure was completely vandalized and destroyed. The carport is in bad condition, and there are two accessory buildings on the lot which need repairs. Mr. Prince further advised the Board that this property was sold in a Tax Sale in March 2005. Marilu Corpian, owner of the property, addressed the Board advising them they would like a 180 day extension since the original owners had 6 months to reclaim the property. After discussion by the Board, Larry Holmes made a motion to grant the owners a 180 days extension, with the condition that a Plan of Action be provided to City Staff within 30 days and with the further condition the exterior repairs be completed and inspected by the end of October 2005. Said motion was seconded by Don Faulkner, and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
<b>04-016</b>	<b>2150 N. Mockingbird</b> Blk. 7, Lot 21, Woodland Addn., 2 <sup>nd</sup> Filing, Abilene, Taylor Co., Texas	Tony Ortiz 1473 Park Abilene, TX 79603	Granted 90 days, with the condition the exterior is completed within 60 days
Mr. Prince said that the owner had been working on the interior of this property, and some utility inspections had been made. He further stated the garage needs to be repaired and weatherized, and there is trash and debris on the lot. Tony Ortiz, the owner of the property, then addressed the Board, stating he felt he can complete repairs in 90 days. After discussion, Don Faulkner made a motion to grant the owner a 90 day extension, with the condition the exterior repairs be completed and inspected with 60 days. Said motion was seconded by Larry Holmes, and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
<b>04-023</b>	<b>618 Elm St.</b> Blk. 126, Lot 3 & N/2 Lot 4, OT Abilene, TIF #1, Abilene, Taylor Co., Texas	Roger William Ribble 1003 Lamont Dr. Brownwood, TX 76801	Granted 90 days to repair or sell, with the condition if this is not done the case will be brought back to the Board and demolition will be considered.
Mr. Prince advised the Board members that no repairs have been made to this property and the owner has advised he does not plan on making any repairs. The owner wants to sell the property. The roof, exterior, electrical and plumbing systems are in poor condition. After discussion, Betty Bradley made a motion to grant the owner a 90 day extension to either repair or sell the property, with the condition if this is not done in the 90 day period, the case will be brought back to the Board and demolition will be considered. Said motion was seconded by Betty Bradley and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
<b>04-025</b>	<b>2002 Lowden</b> Blk. 1, Lot 8 & W10' of Lot 9, WT McQuary of dells & Paxton Addn., Abilene, Taylor Co., Texas	Victor L. & Colleen Durrington 3010 Salinas Dr. Abilene, TX 79605-6721	No action necessary. The case has been released from condemnation.
Mr. Prince advised the Board that this house had been released from condemnation.			

4. The next item to come before the Board was consideration, with possible action, to amend the *2003 International Building Code* regarding **Section 1003.3.1.8** (should be **Section 1008.1.8.3**) **Locks and latches** and **Section 1003.3.1.8.1** (should be **Section 1008.1.8.4**) **Bolt locks**, to provide clarification and consistency while allowing securement for exterior doors when set in pairs, without reducing safe egress when buildings are occupied. Van Watson, Assistant Building Official, explained the difference between locks and latches and bolt locks. He gave the Board a copy of Figure 1008.1.8.3 and Figure 1008.1.8.4 from the *International Building Code Commentary*, identifying what a bolt lock is and how it is used.

Cassie Hughes, with the City Public Works Department, then addressed the Board, asking for a Code change regarding **Section 1008.1.8.3** and **Section 1008.1.8.4** in the *2003 International Building Code*. She explained how bolt locks can be used on a pair of doors,

as long as there is adequate egress width to accommodate the occupant load without having to utilize the width of the doors that have bolt locks. The only occupancies this applies to are A occupancies, with less than 300 occupants, and B, F, M and S occupancies. A sign must be posted to both door leafs stating, **“THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED”**. Ms. Hughes is requesting to add to the end of **Section 1008.1.8.3 No. 3**, as follows: *“This provision is not applicable when 2.2 of this section is applied, provided the manually operated flush bolts are openable or released without the use of a key or tool. A sign as stated in 2.2 shall be placed on both active and inactive doors.”*

Mr. Hughes further stated that under **1008.1.8.4, Exceptions**, she is requesting Exception 3 be added, which reads:

*“3. In occupancy Group A having an occupant load of 300 or less, Groups B, F, M, and S and in churches, where egress doors are used in pairs and the active door leaf(s) that is keyed or has panic hardware, exceeds the requirements stated in the Code for required exit width and/or number of required exits for that building, then manually operated edge or surface-mounted bolts are permitted on the inactive leaf.”*

David Sartor, Building Official, then addressed the Board, advising them that other municipalities have not always been consistent when applying this Code section, but have started doing a better job of enforcing it. He further informed the Board that the Review Committee for neither the *2000 International Building Code*, nor the *2003 International Building Code* recommended making any changes to this section, although in both reviews, staff brought this section to the committee’s attention. He further stated that staff is not in opposition of this Code change.

After a few questions and discussion among the Board members, Don Faulkner made a motion to approve the amendment as requested. Said motion was seconded by Perry Haynes, and unanimously passed.

5. The next matter to come before the Board was consideration, with possible action, to recommend adoption of the *2003 International Building Code*, with amendments, to the City Council. David Sartor, Building Official, addressed the Board, stating that this case had been tabled at the last meeting because the Review Committee had not been provided with the final draft of the Amendment Code Booklet for their consideration. Mr. Sartor said a meeting was scheduled for this and the only changes made by the Review Committee members attending, were corrections of a few typos. After discussion among the Board members, Don Faulkner made a motion to recommend adoption of the *2003 International Building Code*, with amendments, to the City Council, and include in the amendments, the changes to **Section 1008.1.8.3 Locks and latches** and **Section 1008.1.8.4 Bolt locks**, as discussed in Item No. 4 above. Said motion was seconded by Mike McLean, and unanimously passed.
6. The next matter to come before the Board was consideration, with possible action, to recommend adoption of the *2003 International Residential Code*, with amendments, to the City Council. David Sartor said that this item had also been tabled at the last Board meeting

because the Review Committee had not been provided with the final draft of the Amendment Code Booklet. The Board noted the Code Booklet had two Page 26's, Truss Beam, and one was incorrect. After discussion, they decided to amend the correct Truss Beam page. They elected to add a second sentence to 2., to read as follows: "All members to be continuous". Also, they elected to add No. 8 as follows: "Materials to be No. 2 SPF or better". Mike McLean made a motion to recommend adoption of the *2003 International Residential Code* to the City Council, with amendments, and the correct Truss Beam (Figure 502.5), with the addition of the two changes as mentioned above on the Truss Beam page. Said motion was seconded by Don Faulkner and passed, with Perry Haynes opposing.

7. The meeting adjourned.